
Agenda - Amended
Regular Meeting
January 27, 2016

PUBLIC NOTICE is hereby given that the Washington City Council will hold a Public Meeting on Wednesday, January 27, 2016, at 6:00 P.M. in the Council Chambers of the Washington City Offices, located 111 North 100 East, Washington, Utah.

Invocation
Pledge of Allegiance

1. APPROVAL OF THE AGENDA
2. ANNOUNCEMENTS
3. DECLARATION OF ABSTENTIONS & CONFLICTS
4. CONSENT AGENDA

APPROVAL OF MINUTES: Consideration to approve the minutes from the City Council Meetings of 1/12/2016 and 1/13/2016.

ALCOHOL LICENSES:

A. Consideration to approve the renewal of the following Off-Premise Licenses for: Freeway Chevron.

B. Consideration to approve the renewal of the following On-Premise Licenses for: St. Helen's of Washington, Red Robin Gourmet Burgers

5. SPECIAL EVENT

A. Consideration to approve a Special Event Application and closure of streets associated with the Dogtown Half Marathon on February 13, 2016 by Washington City Community Center. Applicant: Community Center Coordinator (Rentals/Events) Dustin Halterman

6. AGREEMENT

A. Consideration to approve the Buxton Service Agreement. City Manager Roger Carter

7. FINAL PLAT

A. Consideration to approve a Final Plat for the Brookhaven Fields Phase 3 subdivision, located at approximately 3090 South and 20 East. Applicant: Salisbury Homes, Rick Salisbury

B. Consideration to approve the Final Plat for Steeplechase at Washington Fields Phase 2, located at approximately Steeplechase Road and 3970 South. Applicant: Robert Smith

8. PUBLIC HEARINGS AND RELATED ORDINANCES

A. Public Hearing for consideration to approve a Zone Change request Z-16-01 to change present zone from OS (Open Space) to R-1-8 (Single Family Residential 8,000 Sq. Ft. Minimum) and C-2 (Service Commercial) Zone, located at approximately 4300 S. Washington Fields Road. Applicant: Stephen Simister

B. Consideration to approve an Ordinance approving Zone Change Z-16-01 to change present zone from OS to R-1-8 & C-2

C. Public Hearing for consideration to approve a Zone Change request Z-16-02 to change present zone from R-1-6 (Single Family Residential 6,000 Sq. Ft. Minimum) to PUD (Planned Unit Development) Zone, located at approximately 190 West 300 North. Applicant: Jim Price

D. Consideration to approve an Ordinance approving Zone Change Z-16-02 to change present zone from R-1-6 to PUD

9. APPOINTMENTS

A. Recommendation and consideration to appoint a member to the Planning Commission. Mayor Kenneth Neilson

B. Recommendation and consideration to appoint member to the Power Board. Mayor Kenneth Neilson

10. RAP TAX

A. Consideration to approve the distribution of RAP Tax funds. Mayor Kenneth Neilson

11. AWARD OF BID & RFP

A. Consideration to award the bid for the Boiler Storm Drain Extension. Public Works Director Mike Shaw

12. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

13. CITY MANAGER REPORT

14. ADJOURNMENT

POSTED this 25th day of January 2016

Danice B. Bulloch, CMC

City Recorder

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Request for assistance can be made by calling the City Recorder at 656-6308 at least 24 hours in advance of the meeting to be held.

Washington City Leisure Services Department

Special Event Application

Special Event Application For DOGTOWN 2016

Applicant: <u>WASHINGTON CITY</u>	Organization: <u>COMMUNITY CENTER</u>
Address: <u>3501 COMM CTK DR</u>	City, State, Zip: <u>WASHINGTON UT 84780</u>
Contact Phone: <u>435-656-6322</u>	Email Address: <u>DHALTERMAN@WASHINGTONCITY.UT</u>
Fax No. :	
Date of Event: <u>FEBRUARY 13, 2016</u>	Title of Event: <u>DOGTOWN 5K HALF MARATHON</u>
Hours of Event: <u>7AM - 2PM</u>	Expected Attendance: <u>1000</u>
Location of Event: <u>THROUGHOUT WASHINGTON CITY</u>	Security Director & Phone Number:
Event Purpose: <u>HEALTH & FITNESS</u>	Sound System Being Used: <u>YES</u>
Entertainment such as: DJ's, Bands, Dancers, Radio Stations? <u>AT START LINE OF HALF & FINISH LINE OF ALL</u>	Vendors:
Layout Map (Attach Run/Walk Map): <u>SEE ATTACHED</u>	Street Closures: <u>NONE</u>
Signage Plan:	Insurance (Proof of):
Washington City Tax ID #:	Business License #:

Brief Description of Event:

Special Event Checklist & Application Form

Special Event

Any event where greater than one hundred (100) people are brought together to watch or participate.

Possession of Permit

All of the rules set forth set forth in section ? of this chapter requiring written permission contemplate that such permits must be carried and produced upon demand and in compliance with all City guidelines.

Washington City Leisure Services Department

Following is a check list of requirements needed to obtain a permit to use park facility.

Check List

For Office Use Only

Needed	Rec'd	Approved Y/N
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Needed	Rec'd	Approved Y/N
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Needed	Rec'd	Approved Y/N
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Needed	Rec'd	Approved Y/N
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1. Certificate of Insurance

Bullet 1/19/16
Recorder Initial Date

Users are required to provide a Certificate of Insurance with a minimum limit of \$1,000,000 per person in any one (1) occurrence and \$1,000,000 aggregate. Limits for property damage are \$1,000,000 in any one occurrence. Washington City must be named as an additional insured. A copy of this Certificate of Insurance must be submitted to Washington City.

2. Safety Inspection (Public Safety)

[Signature] Jim Keith 1-12-16
Initial Print Name Date

The Public Safety Department will need a summary of your event, a diagram or layout, any closures needed, the number of people expected to attend, any seating that may be used, and where the event is being held. Proof must be presented to the Washington City Community Center that the Public Safety Department has been contacted, and is mandatory before your event occurs.

3. Security Plan (Public Safety)

[Signature] Jim Keith 1-12-16
Initial Print Name Date

For large events, the Police Department requires a security plan to be in place. The information should be faxed to the Public Safety Department at (435) 986-1679 to the attention of Public Safety Director. You may contact the Director at (435) 986-1515.

The Public Safety security requirements are:

- Thirty (30) days advance notice of your event
- An estimated amount of people expected at your event
- A Security Director on the site at all times with a cell phone. The Director will need the name and cell number of this person to contact.
- The number of security personnel.
- The security personnel must be 21 years or older.
- The security personnel must be in security shirts or vests that look the same, so they are easily spotted by Public Safety Department.
- The Director will need a name and phone number of someone to contact in case he has any questions.

4. Street Closure (Public Safety)

Restricted [Signature] Jim Keith 1-12-16
Initial Print Name Date

If streets will be closed for the event, an Encroachment Permit will need to be obtained from the City.



DogTown Half Marathon 2015

Distance: 13.31 mi

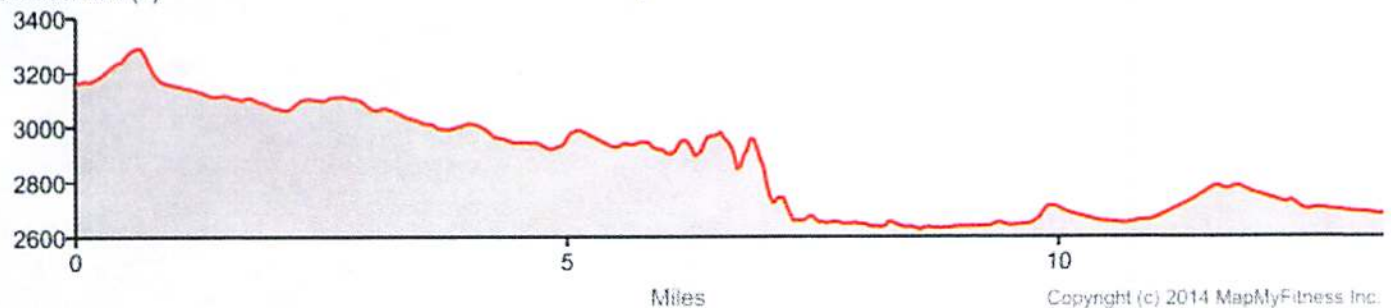
Elevation: 535.65 ft (Max: 3,284.84 ft)

mapmyrun

















































Map data ©2014 Google













ELEVATION (ft)



Copyright (c) 2014 MapMyFitness Inc.

 Head north on Foothills Canyon Dr toward Gilbert Industrial Ct Destination will be on the left	0 mi (+0.89 mi)
 Head southwest on Foothills Canyon Dr	0.89 mi (+0.6 mi)
 Turn right at N Coral Canyon Blvd Destination will be on the right	1.49 mi (+0 mi)
 Head south toward Foothills Canyon Dr	1.5 mi (+0 mi)
 Continue onto N Coral Canyon Blvd	1.5 mi (+0.25 mi)
 Slight right to stay on N Coral Canyon Blvd	1.75 mi (+0.04 mi)
 Head west on N Coral Canyon Blvd	1.79 mi (+0.01 mi)
 At the traffic circle, continue straight to stay on N Coral Canyon Blvd	1.8 mi (+0.26 mi)
 Head northwest on E Canyon Crest Ave toward E Willow Springs Dr	2.05 mi (+0.28 mi)
 Head northwest on E Canyon Crest Ave toward E Sweetwater Springs Dr	2.34 mi (+0 mi)
 Turn right onto E Sweetwater Springs Dr	2.34 mi (+0.21 mi)
 Head northeast on E Sweetwater Springs Dr toward N Expedition Dr	2.54 mi (+0 mi)
 Turn left onto N Expedition Dr	2.55 mi (+0.06 mi)
 Head southwest on E Hidden Springs Dr toward Desert Willow Ln	2.6 mi (+0.15 mi)
 Head southeast on Desert Willow Ln toward Petroglyphs Alley	2.75 mi (+0.05 mi)
 Head southeast on Desert Willow Ln toward E Sweetwater Springs Dr	2.81 mi (+0 mi)
 Turn right onto E Sweetwater Springs Dr	2.81 mi (+0.06 mi)
 Head southeast on E Canyon Crest Ave toward E Willow Springs Dr	2.87 mi (+0.28 mi)
 Turn right onto N Coral Canyon Blvd	3.15 mi (+0.03 mi)
 Head southwest on N Coral Canyon Blvd toward N Stone Ridge Ln	3.18 mi (+0.71 mi)
 Head west on N Coral Canyon Blvd toward N Overland Trails Dr Destination will be on the left	3.89 mi (+0.29 mi)
 Head southeast on N Coral Canyon Blvd toward N High Cliffs Cir	4.18 mi (+0.3 mi)

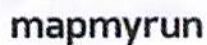
 Head south on N Coral Canyon Blvd toward N Spring Valley Dr Destination will be on the right	4.48 mi (+0.14 mi)
 Head southwest on N Coral Canyon Blvd toward E Whisper Ln	4.62 mi (+0.22 mi)
 Head northeast on Telegraph St toward Landfill Rd	4.85 mi (+0.11 mi)
 Turn right onto Landfill Rd	4.96 mi (+0.01 mi)
 Head south on Landfill Rd	4.96 mi (+0.43 mi)
 Head southwest on Landfill Rd	5.39 mi (+0.19 mi)
 This segment has no directions.	5.58 mi (+0.45 mi)
 Head south on Cottonwood Wash Trail toward Virgin River Trail	6.03 mi (+0.1 mi)
 Head south on Cottonwood Wash Trail toward Virgin River Trail	6.13 mi (+0.2 mi)
 Head south on Cottonwood Wash Trail toward Virgin River Trail	6.33 mi (+0.13 mi)
 Head southwest on Cottonwood Wash Trail toward Virgin River Trail	6.47 mi (+0.28 mi)
 Head southwest on Cottonwood Wash Trail toward Virgin River Trail	6.74 mi (+0.37 mi)
 Head southwest on Cottonwood Wash Trail toward Virgin River Trail	7.11 mi (+0 mi)
 Turn left onto Virgin River Trail	7.12 mi (+0.2 mi)
 Head southeast on Virgin River Trail	7.32 mi (+0.08 mi)
 This segment has no directions.	7.4 mi (+1.37 mi)
 Head southeast on S Washington Fields Rd	8.77 mi (+0.14 mi)
 Head southeast on S Washington Fields Rd toward Indian Springs Dr	8.91 mi (+0.09 mi)
 Head south on S Washington Fields Rd toward Indian Springs Dr	9 mi (+0.08 mi)
 Head south on S Washington Fields Rd toward E 1500 S	9.08 mi (+0.44 mi)
 Head south on S Washington Fields Rd toward E 2000 S Destination will be on the left	9.52 mi (+0.34 mi)
 Head southeast on S Washington Fields Rd toward E Silver Falls Dr	9.87 mi (+0.38 mi)
 Head southwest on S Washington Fields Rd toward E 2450 S	10.25 mi (+0.71 mi)
 Head east on 3090 S/Majestic Dr toward Canal Trail	10.96 mi (+0.64 mi)

 Head southeast on 3090 S/Majestic Dr toward Imperial Ln	11.6 mi (+0.22 mi)
 Head south on Antigua Ln toward Sonoma Cortile S	11.82 mi (+0.13 mi)
 Turn right onto Galilee Way	11.95 mi (+0 mi)
 Head west on Galilee Way toward Jordan Ln E Destination will be on the right	11.96 mi (+0.41 mi)
 Head southwest on Galilee Way toward Camino Real Rd	12.36 mi (+0.19 mi)
 Continue onto Camino Real Rd	12.55 mi (+0 mi)
 Head south on Camino Real Rd toward E 3650 S	12.55 mi (+0.23 mi)
 Head south on Camino Real Rd toward E 3650 S	12.78 mi (+0 mi)
 Turn right onto E 3650 S	12.78 mi (+0.26 mi)
 Head north on S Washington Fields Rd toward Canal Trail	13.04 mi (+0.24 mi)
 This segment has no directions.	13.28 mi (+0.03 mi)
 Destination	13.31 mi (+0 mi)

MapMyRun • <http://mapmyrun.com/routes/view/576280850>

* Washington Fields Rd Closed from Majestic to 3650. Spectator + event parking access only from Southbound Washington Fields.

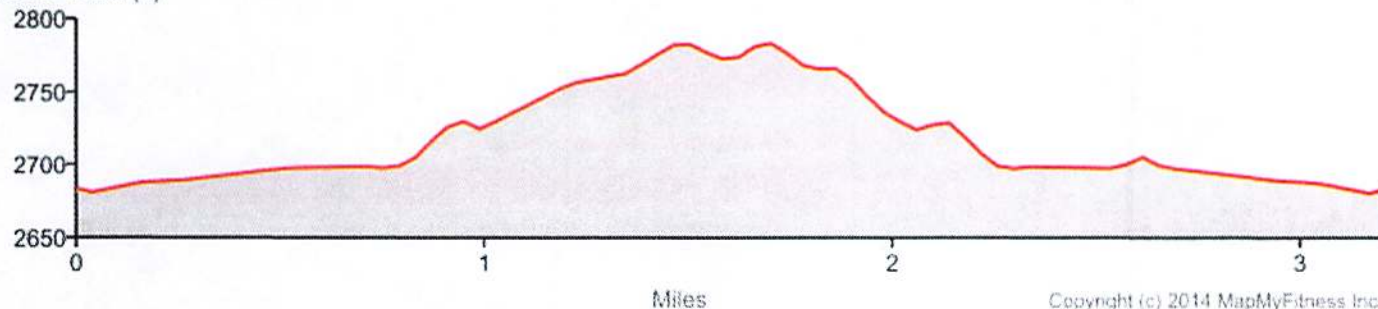
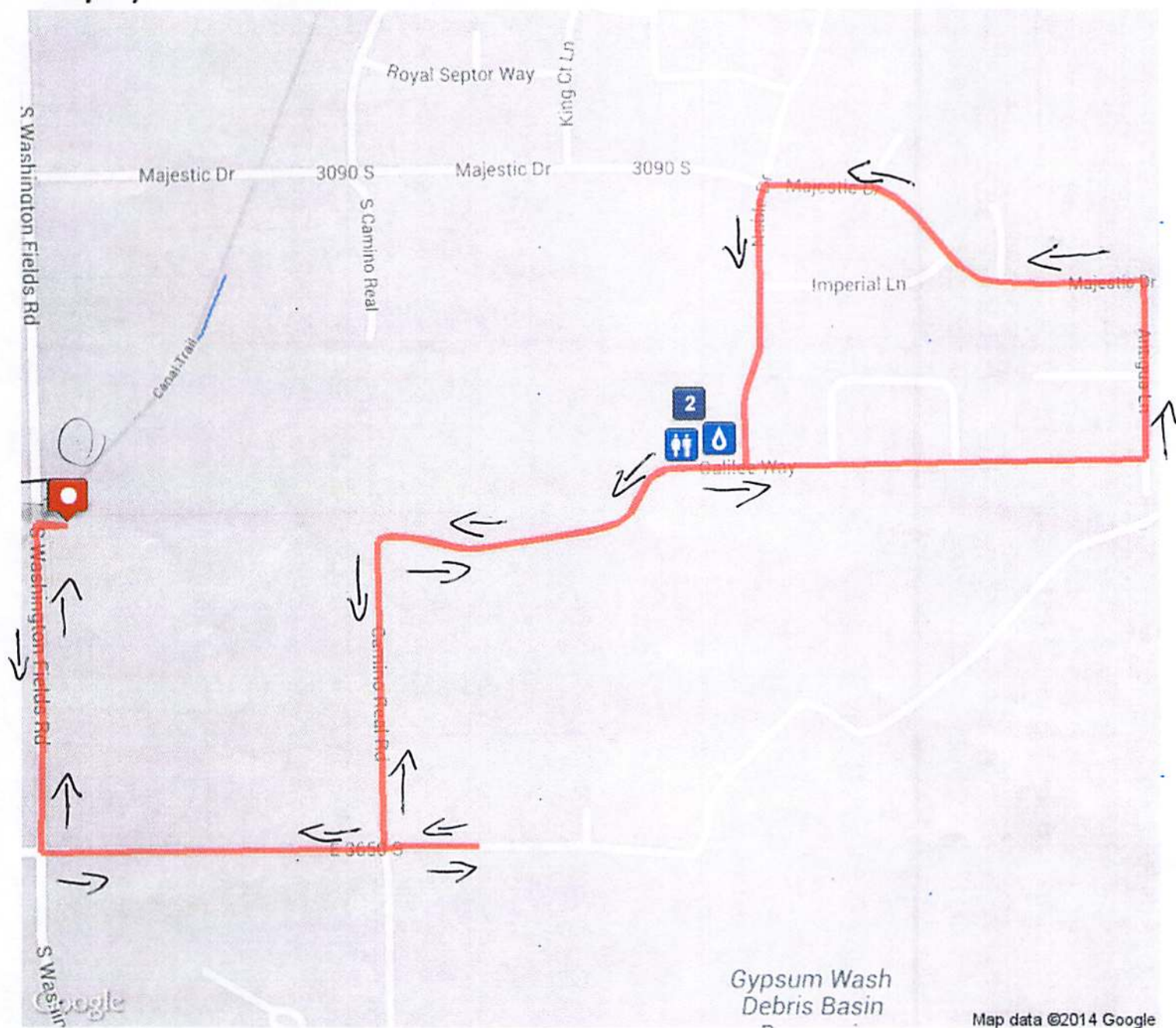
* Detour signage will be provided a Majestic and Washington Fields and 3650 and 20 East. ^(and 20E/3090) as alternate routing for north-bound Washington Fields traffic.






















Distance: 3.21 mi

Elevation: 100.07 ft (Max: 2,784.81 ft)

Note the short out and back on
3650 East of Camino Real.



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 This segment has no directions.	0 mi (+0.02 mi)
 Head south on S Washington Fields Rd toward E 3650 S	0.02 mi (+0.24 mi)
 Head east on E 3650 S toward Camino Real Rd	0.27 mi (+0.26 mi)
 Head north on Camino Real Rd toward Galilee Way	0.52 mi (+0.23 mi)
 Head east on Galilee Way toward Galilee Way	0.75 mi (+0.6 mi)
 Head north on Antigua Ln toward Sonoma Cortile S	1.35 mi (+0.13 mi)
 Turn right onto 3090 S/Majestic Dr	1.48 mi (+0 mi)
 Head west on 3090 S/Majestic Dr toward Antigua Ln Destination will be on the left	1.49 mi (+0.31 mi)
 Head west on 3090 S/Majestic Dr toward Noble Dr	1.8 mi (+0 mi)
 Turn left onto Noble Dr Destination will be on the right	1.8 mi (+0.21 mi)
 Head south on Noble Dr toward Galilee Way	2.01 mi (+0 mi)
 Turn right onto Galilee Way Destination will be on the right	2.01 mi (+0.29 mi)
 Head southwest on Camino Real Rd toward Camino Real Rd	2.31 mi (+0.23 mi)
 Turn left onto E 3650 S	2.54 mi (+0.07 mi)
 Head west on E 3650 S toward Camino Real Rd	2.61 mi (+0.32 mi)
 Head west on E 3650 S toward S Washington Fields Rd	2.94 mi (+0 mi)
 Turn right onto S Washington Fields Rd	2.94 mi (+0.25 mi)
 This segment has no directions.	3.19 mi (+0.02 mi)
 Destination	3.21 mi (+0 mi)

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: January 27, 2016

ACTION REQUESTED: Final Plat approval for the Brookhaven Fields, Phase 3 subdivision, located at approximately 3090 South 20 East.

APPLICANT: Salisbury Homes

OWNER: Salisbury Developers, Inc.

ENGINEER: Bush and Gudgell Inc.

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval of a final plat for the Brookhaven Fields, Phase 3 subdivision, located at approximately 3090 South 20 East. This particular subdivision is proposing 21 lots on an area covering 9.37 acres. The specific location of this subdivision is zoned Residential-Agricultural - 1 Acre Min. (RA-1) utilizing the approved Bonus Density Program Credits. The Preliminary Plat was approved back on January 8, 2014.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved preliminary plat. The Planning Commission reviewed this request at their January 20, 2016 meeting.

Recommendation

The Planning Commission unanimously recommended approval of the Final plat for the Brookhaven Fields, Phase 3 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision

Ordinance as outlined.

3. The proposed final plat conforms to the approved preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.
6. All "Common Area" referenced on the plat needs to be called out as a blanket "P.U.E. and Drainage easement".
7. The current detention basin area at the southwest corner of 3090 South and 20 East will have to be addressed with a landscaping makeover. This will be accomplished by matching what has been done in the common area running down 20 East on the border of the previous phases. This basin area is part of the "landscaped common areas", credits awarded as part of the Bonus Density program being utilized in this entire development.

NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION

THE OWNERS AND MORTGAGEES, BY SIGNING THIS PLAT DO HEREBY CONFIRM THAT, NOTWITHSTANDING ANY SUBSEQUENT INSTRUMENT RECORDED WITH RESPECT TO SAID TRACT, THERE SHALL BE WATER AVAILABILITY FEES DUE AND PAYABLE ON THE LOTS WITHIN SAID TRACT UPON THE FIRST TO OCCUR OF THE FOLLOWING EVENTS:
A) THE SALE OF THE LOT TO A THIRD PARTY BY THE OWNER, OR ANY SUCCESSOR IN INTEREST THERETO;
B) THE ISSUANCE OF A BUILDING PERMIT FOR CONSTRUCTION ON ANY PORTION OF THE TRACT; OR
C) THREE YEARS FROM THE DATE OF THE RECORDING OF THIS PLAT AS SET FORTH IN A PROMISSORY NOTE AND SECURITY AGREEMENT EXECUTED AND RECORDED WITH THIS SUBDIVISION PLAT.

ACKNOWLEDGEMENT BY THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE NOTIFICATION AND CONSENT TO IMPACT FEE OBLIGATION ON THIS PLAT.

RONALD W. THOMPSON, GENERAL MANAGER
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

STATE OF UTAH
COUNTY OF WASHINGTON } S.S.

ON THIS _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, RONALD W. THOMPSON WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS THE GENERAL MANAGER OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT, AND THAT THE FOREGOING DOCUMENT WAS SIGNED BY HIM ON BEHALF OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT BY APPROPRIATE AUTHORITY AND THAT HE ACKNOWLEDGED BEFORE ME THAT WASHINGTON COUNTY WATER CONSERVANCY DISTRICT EXECUTED THE DOCUMENT AND THE DOCUMENT WAS THE ACT OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT FOR ITS STATED PURPOSE.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-10(5)

MORTGAGEE'S CONSENT TO RECORD

THE UNDERSIGNED, M & T BANK, A MORTGAGEE OF BROOKHAVEN FIELDS PHASE 3, DOES HEREBY GIVE CONSENT TO THE RECORDED OF THE HEREON ENTITLED PROJECT FOR SAID TRACT OF LAND TO BE USED FOR THE USES AND PURPOSES DESCRIBED IN THE PLAT, RECORDING OF COVENANTS, CONDITIONS AND RESTRICTIONS AND JOINS IN ALL DEDICATIONS AND CONVEYANCES.

FOR: M & T BANK

MORTGAGEE ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, SWORN, DID ACKNOWLEDGE TO ME THAT _____ SIGNED THE CONSENT OF MORTGAGEE TO RECORD FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-10(5)

OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES

THE UNDERSIGNED, RICK SALISBURY, PRESIDENT, SALISBURY DEVELOPERS, INC., DOES HEREBY ACKNOWLEDGE AND CONSENT TO THE TERMS AND CONDITIONS OF THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT IMPACT FEE OBLIGATION AS STATED HEREON, FOR THE USES AND PURPOSES STATED THEREIN.

RICK SALISBURY
PRESIDENT

CORPORATE ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } S.S.

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, RICK SALISBURY, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF SALISBURY DEVELOPERS, INC., AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION ON BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND HE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-10(5)

MORTGAGEES' CONSENT TO OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES

THE UNDERSIGNED, _____ OF M&T BANK, MORTGAGEE OF RECORD, DOES HEREBY CONSENT TO THE OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES FOR THE USES AND PURPOSES STATED THEREIN.

M&T BANK

MORTGAGEE'S ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } S.S.

ON THIS _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, _____ WHO, BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE _____ OF M&T BANK, AND THAT HE/SHE EXECUTED THE FOREGOING "MORTGAGEE'S CONSENT TO OWNER'S ACKNOWLEDGMENT OF WATER IMPACT FEES" ON BEHALF OF SAID CORPORATION BY THE AUTHORITY OF ITS BOARD OF DIRECTORS AND HE/SHE DID ACKNOWLEDGE TO ME THAT THE CORPORATION EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

NOTARY PUBLIC
NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH
STAMP IS NOT REQUIRED PER UTAH CODE 46-1-10(5)

BROOKHAVEN FIELDS PHASE 3

LOCATED IN
SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE AND MERIDIAN
WASHINGTON COUNTY - WASHINGTON, UTAH

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 South Main Street, Suite 400
Salt Lake City, Utah 84101
Phone: (801) 525-1100
Fax: (801) 525-1101
www.bushgudgell.com



Drawn: J. L. GUDGELL Date: 12/27/04
Checked: J. L. GUDGELL
Reviewed: J. L. GUDGELL
Scale: AS SHOWN
Sheet No.: 151285FP
Job No.: 151285

BROOKHAVEN FIELDS PHASE 3

LOCATED IN
SW 1/4 OF SECTION 35, TOWNSHIP 42 SOUTH, RANGE 15 WEST,
SALT LAKE BASE & MERIDIAN

SHEET
2
SHEETS
FILE: 151285FP

**WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW**

HEARING DATE: January 27, 2016

ACTION REQUESTED: Final Plat approval for the Steeplechase at Washington Fields, Phase 2 subdivision, located at approximately Steeplechase Road and 3970 South.

APPLICANT: Robert Smith

OWNER: Steeplechase at Washington Fields LLC

ENGINEER: Bush and Gudgell Inc.

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval of a final plat for the Steeplechase at Washington Fields, Phase 2 subdivision, located at approximately 3650 South Camino Real. This particular subdivision is proposing 28 lots on an area covering 7.94 acres. The specific location of this subdivision is zoned Single-Family Residential - 6,000 Sq. Ft. Min. (R-1-6). The Amended Preliminary Plat was approved back on March 13, 2013.

Staff has reviewed the requested proposal, and the proposed final plat, conforms to the approved amended preliminary plat. The Planning Commission reviewed this request at their January 20, 2016 meeting.

Recommendation

The Planning Commission unanimously recommended approval of the Final plat for the Steeplechase at Washington Fields, Phase 2 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.

2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.

3. The proposed final plat conforms to the approved amended preliminary plat.

Conditions

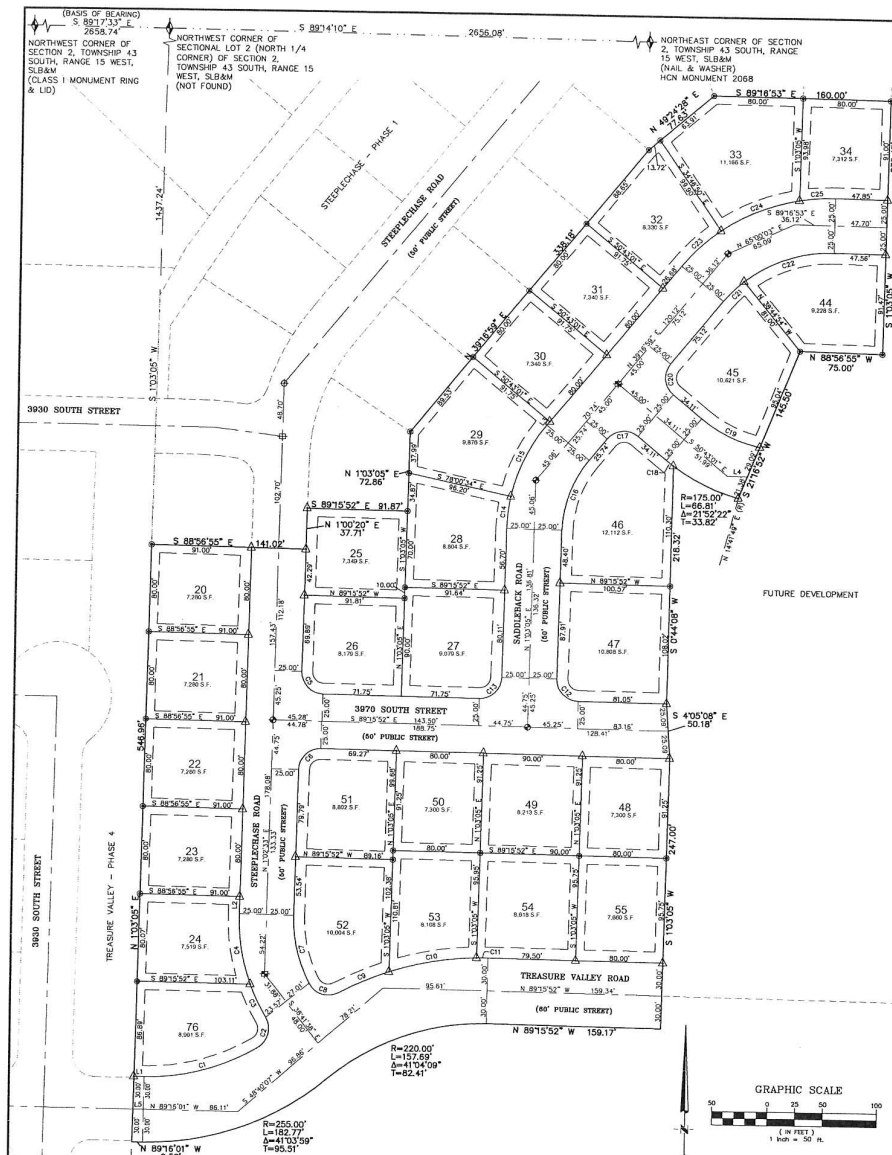
1. All improvements shall be completed or bonded for prior to recording the final plat.

2. A current title report policy shall be submitted prior to recording the final plat.

3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.

4. When applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners" are used, they shall be changed to read as "Property Owners and/or Home Owners Association".

5. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.



PUBLIC WORKS APPROVAL THE HERON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS DAY OF _____, 20____.		APPROVAL OF PLANNING COMMISSION ON THIS _____ DAY OF _____, A.D. 20____, THE PLANNING COMMISSION CHAIRMAN OF WASHINGTON, REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY.		ENGINEER'S APPROVAL THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS _____ DAY OF _____, A.D. 20____.		APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____.		APPROVAL AND ACCEPTANCE BY WASHINGTON CITY WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION AND BY AUTHORIZATION OF SAID CITY COUNCIL, REC- _____, HEREBY ACCEPT IT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	
WASHINGTON CITY PUBLIC WORKS		WASHINGTON CITY PLANNING COMMISSION CHAIRMAN		WASHINGTON CITY ENGINEER		WASHINGTON CITY ATTORNEY		WASHINGTON CITY MAYOR	
						WASHINGTON CITY ATTORNEY		WASHINGTON CITY MAYOR	

SURVEYOR'S CERTIFICATE

I, ROBERT R. HERMANSON, ST. GEORGE, UTAH, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE OF REGISTRATION (LICENSE) NUMBER 6362432, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE SUPERVISED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW TO BE HEREINAFTER KNOWN AS:

STEEPLECHASE AT WASHINGTON FIELDS PHASE 2

AND THAT SAID TRACT OF LAND HAS BEEN SUBDIVIDED INTO LOTS AND PUBLIC STREETS AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDARY DESCRIPTION

BEGINNING AT A POINT S 89°17'33" E 2658.74 FEET ALONG THE NORTH SECTION LINE OF SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND S 103°05' W 1437.24 FEET ALONG THE CENTER SECTION LINE OF SAID SECTION 2, FROM THE NORTHWEST CORNER OF SAID SECTION 2, POINT BEING THE SOUTHWEST CORNER OF STEEPLECHASE PHASE 1 SUBDIVISION, RECORDED AND ON FILE AT WASHINGTON COUNTY RECORDERS OFFICE, STATE OF UTAH, AND RUNNING THENCE ALONG SAID BOUNDARY FOLLOWING SEVEN (7) COURSES, (1) S 89°56'55" E 141.02 FEET; (2) THENCE N 103°05' W 37.71 FEET; (3) THENCE S 89°15'52" E 91.87 FEET; (4) THENCE N 103°05' W 72.86 FEET; (5) THENCE N 39°16'50" E 338.18 FEET; (6) THENCE N 49°24'28" E 77.61 FEET; (7) THENCE S 89°15'53" E 160.00 FEET, THENCE S 103°05' W 232.47 FEET, THENCE N 88°56'50" W 75.00 FEET, THENCE S 21°48'27" W 145.00 FEET TO A POINT ON A 175.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS AN ANGLE OF 21°52'22"; THENCE S 04°40'48" W 218.32 FEET; THENCE S 42°08'08" E 50.18 FEET; THENCE S 103°05' W 247.00 FEET, THENCE N 89°15'52" E 59.17 FEET TO A POINT ON A 220.00 FOOT RADIUS CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE 182.72 FEET THROUGH A CENTRAL ANGLE OF 41°04'39" TO A POINT ON A 235.00 FOOT RADIUS REVERSE CURVE TO THE RIGHT, THENCE ALONG THE ARC OF SAID CURVE 182.72 FEET THROUGH A CENTRAL ANGLE OF 41°03'59", THENCE N 89°16'01" W 9.58 FEET TO A POINT ON THE SAID CENTER SECTION LINE, THENCE N 103°05' E 546.97 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

CONTAINS 345,888 SQ FT OR 7.94 ACRES MORE OR LESS



DATE: BUSH AND GUDGELL, INC.

ROBERT R. HERMANSON
PROFESSIONAL LAND SURVEYOR
UTAH LICENSE NUMBER 6362432

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE HERON DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND PUBLIC STREETS TO HEREINAFTER BE KNOWN AS:

STEEPLECHASE AT WASHINGTON FIELDS PHASE 2

FOR GOOD AND VALUABLE CONSIDERATION RECEIVED, DO HEREBY DEDICATE AND CONVEY TO THE CITY OF WASHINGTON FOR PERPETUAL USE, OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS PUBLIC STREETS AND EASEMENTS, ALL LOTS, STREETS AND EASEMENTS ARE AS NOTED OR SHOWN. THE OWNERS DO HEREBY WARRANT TO THE CITY OF WASHINGTON, AND ITS SUCCESSORS AND ASSIGNS, TITLE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

STEEPLECHASE AT WASHINGTON FIELDS, LLC (A UTAH LIMITED LIABILITY COMPANY)

(MANAGER/MEMBER)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____ S.S.
ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC (IN AND FOR SAID STATE AND COUNTY), _____, WHO BEING BY ME DULY SWORN, DO SAY THAT HE IS THE MANAGING MEMBER OF STEEPLECHASE AT WASHINGTON FIELDS, LLC, AND THAT HE EXECUTED THE FOREGOING OWNER'S DEDICATION IN BEHALF OF SAID LIMITED LIABILITY COMPANY BEING AUTHORIZED AND EMPOWERED TO DO SO BY THE OPERATING AGREEMENT OF STEEPLECHASE AT WASHINGTON FIELDS, LLC, AND HE DID DULY ACKNOWLEDGE TO ME, PURSUANT TO THE SAID DEDICATION, THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THEREIN.

STEEPLECHASE AT WASHINGTON FIELDS PHASE 2

Section 2, Township 43 South, Range 15 West, S.B. 6 E
Washington City, Utah - Washington County

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS _____ DAY OF _____, A.D. 20____, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

RECORDED NUMBER

WASHINGTON COUNTY TREASURER
WASHINGTON COUNTY RECORDER

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
1000 West 1000 North
St. George, Utah 84770
Phone: (435) 636-2432
www.bushandgudgell.com



STEEPLECHASE AT WASHINGTON FIELDS
PHASE 2
LOCATED IN SECTION 2, TOWNSHIP 43 SOUTH, RANGE 15 WEST, S.B. 6 E
Washington City, Utah - Washington County

SHEET
1
OF SHEETS
1
FILE:151217P2

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: January 27, 2016

ACTION REQUESTED: Z-16-01 - A request to rezone approximately 24.12 acres located at approximately 4300 South Washington Fields Road, from the current Open Space (OS) zoning designation to a proposed Service Commercial (C-2) and Single-Family Residential, 8,000 Sq. Ft. Min. (R-1-8) zoning designations.

APPLICANT: Stephen Simister

OWNER: Levister Investments LC

ENGINEER: Bush and Gudgell Inc.

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval

Background

The applicant is requesting approval to change the zoning of approximately 24.12 acres, located approximately at 4300 South Washington Fields Road. The requested change is from the current zoning of Open Space (OS) to the proposed Service Commercial (C-2), and also Single-Family Residential - 8,000 sq. ft. min. (R-1-8) zoning designations. The portion zoned C-2 will be a 2 acre area bordering Washington Fields Road, and the remaining 22.12 acres will be zoned the R-1-8 portion of the zone change request as shown in the exhibit in your report. Both these proposals are for the purpose of developing this area at a future date.

The General Plan Land Use Designation for this location is Medium Density Residential (MD), which carries a 4.5 - 5.5 dwelling unit per acre density ratio. The surrounding zoning to this parcel is R-1-8 to the north, Open Space (OS) to the east and South, and Agricultural-20 to the west.

Staff has reviewed the requested zone change and finds it to conform to the General Plan and the Zoning Ordinance. The Planning Commission reviewed this request at their January 6, 2016 meeting.

Recommendation

The Planning Commission unanimously recommended approval of Z-16-01, for the zone

change request from Open Space (OS) to the proposed Single-Family Residential - 8,000 sq. ft. min. (R-1-8), to the City Council, based on the following findings.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The the utilities that will be necessary for this type of development will be readily accessible to the site.

6. ZONE CHANGE

- A. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-16-01 to change from OS (Open Space) to R-1-8 (Single Family Residential minimum 8,000 sq ft lots) & C-2 (Service Commercial) located at approximately 4300 South Washington fields Road. Applicant: Stephen Simister

Background

Drew Ellerman stated the applicant is requesting approval to change the zoning of approximately 24.12 acres, located approximately at 4300 South Washington Fields Road. The requested change is from the current zoning of Open Space (OS) to the proposed Single-Family Residential - 8,000 sq. ft. min. (R-1-8) zoning designation and C-2 (Service commercial. The (R-1-8) request is for the purpose of developing the parcel into a single family subdivision at a future date.

The General Plan Land Use Designation for this location is Medium Density Residential (MD), which carries a 4.5 - 5.5 dwelling unit per acre density ratio. The surrounding zoning to this parcel is R-1-8 to the north, Open Space (OS) to the east and South, and Agricultural-20 to the west.

Staff has reviewed the requested zone change and finds it to conform to the General Plan and the Zoning Ordinance.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-16-01, for the zone change request from Open Space (OS) to the proposed Single-Family Residential - 8,000 sq. ft. min. (R-1-8) and C-2 (Service Commercial), to the City Council, based on the following findings.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The utilities that will be necessary for this type of development will be readily accessible to the site.

Commissioner Smith asked what is the approximate acreage for the commercial parcel.

Mr. Ellerman stated approximately 2 plus something acres. They left the open space because of the type of terrain.

Commissioner Henrie asked where the entrance is located for the Sandia Nursery.

Mr. Ellerman stated just north of this.

Commissioner Smith opened the public hearing.

No response.

Commissioner Hernie motioned to close the public hearing.

Commissioner Papa seconded the motion.

Motion passed unanimously.

Commissioner Papa motioned to recommend approval to City Council with the recommendation and findings of staff including the C-2 portion of the request.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

- B. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-16-02 to change from R-1-6 (Single Family Residential minimum 6,000 sq ft lots to PUD (Planned Unit Development) located at approximately 190 West 300 North. Applicant: Jim Price

Background

Drew Ellerman stated the applicant is requesting approval to change the zoning of approximately 0.958 acres, located approximately at 190 West 300 North. The requested change is from the current zoning of Single-Family Residential - 6,000 sq. ft. min. (R-1-6) to a proposed Planned Unit Development (PUD) zoning designation. The (PUD) request is for the purpose developing the parcel into a multi-family townhome/apartment project.

The General Plan Land Use Designation for this location is Medium High Density Residential (MHD), which carries a 7 - 12 dwelling unit per acre density ratio. The proposed project would have an 8.35 dwelling unit per acre ratio, well within the General Plan stated density. The surrounding zoning to this parcel is R-1-6 to the west and south, Mobile Home Park (MH) to the east, and Interstate-15 to the north.

This parcel recently applied for the R-3 (Multi-family Residential) zoning designation and was denied, it was mentioned that a PUD may be more of a possibility. So the applicant is back with this proposal.

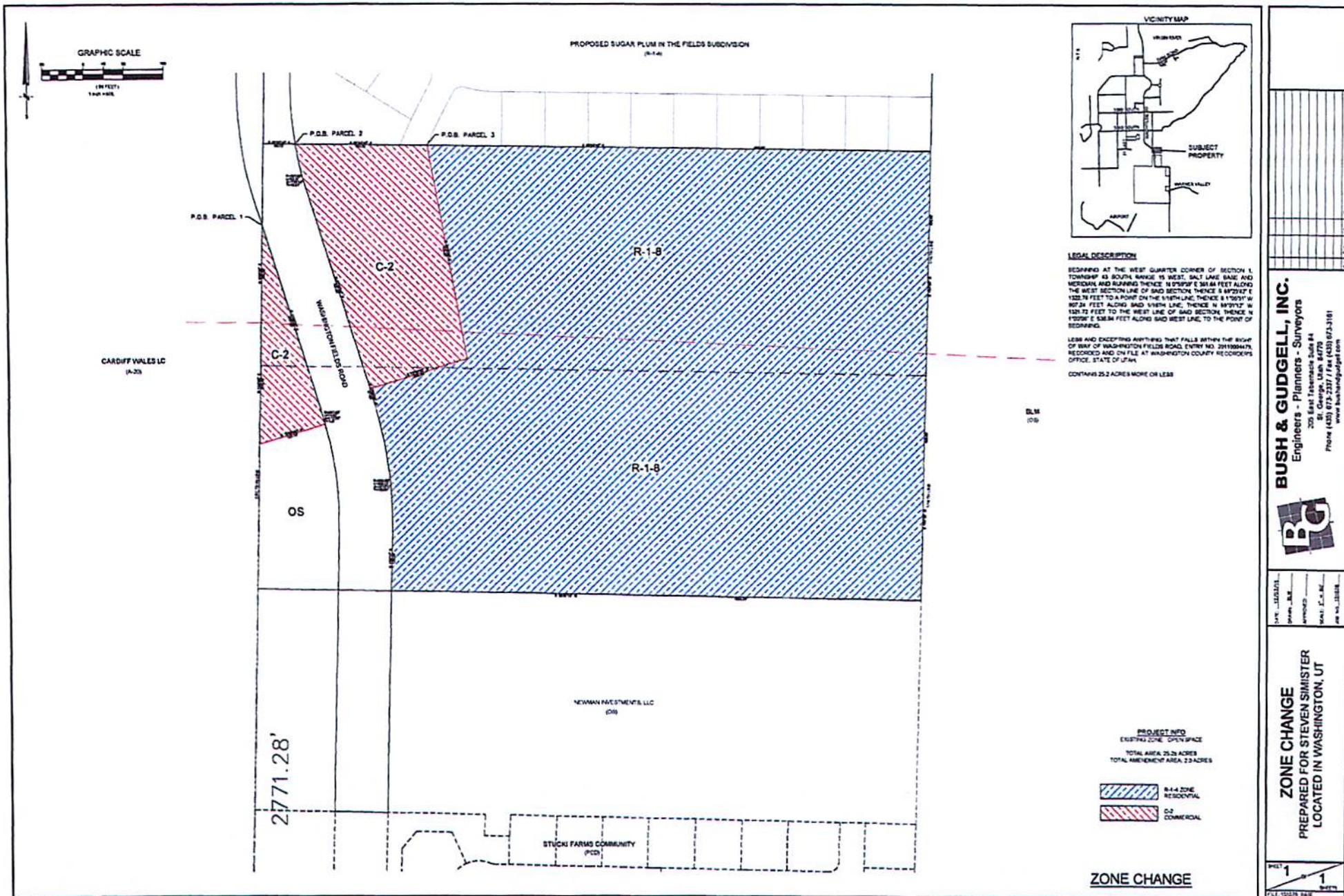
Staff has reviewed the requested zone change and finds it to conform to the General Plan and the Zoning Ordinance.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-16-02, for the zone change request from Single-Family Residential - 6,000 sq. ft. min. (R-1-6), to the proposed Planned Unit Development (PUD), to the City Council, based on the following findings.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors



200 East Tennessee Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3181
www.bushandguggell.com

ZONE CHANGE
PREPARED FOR STEVEN SIMISTER
LOCATED IN WASHINGTON, UT

ORDINANCE NO. 2015-XX

**AN ORDINANCE AMENDING THE ZONING
DESIGNATION OF WASHINGTON CITY, UTAH**

WHEREAS, the Washington City Community Development Department has recommended the following Zone Change be adopted; and

WHEREAS, the Planning Commission, pursuant to applicable notice requirements, conducted a public hearing on January 6, 2016, which public hearing was closed, for the purpose of considering the proposed Zone Change and the making of formal recommendation to the City Council; and

WHEREAS, the City Council, pursuant to applicable notice requirement, conducted a public hearing on January 27, 2016; and

WHEREAS, the City Council has reviewed this amendment and determined that it is in the best interest of the public and promotes the health, safety and general welfare of the community; and

WHEREAS, the City Council of Washington City, Utah, desires to amend the Official Zoning Map of Washington City, and

BE IT ORDAINED BY THE CITY COUNCIL OF WASHINGTON CITY, UTAH, that the following described property is hereby amended by Zone Change from OS (Open Space) to R-1-8 (Single Family Residential, 8,000 sq. ft. lots) Zone for Application **Z-16-01**. Said property is located at approximately 4300 S. Washington Fields Road, and more particularly described as follows:

Parcel ID:

Parcel ID and Detailed Legal Description in Exhibit A.

PASSED AND ORDERED POSTED on this 27th day of January 2016.

Washington City

Kenneth F. Neilson, Mayor

Attest:

Danice B. Bulloch, CMC
City Recorder

Exhibit A

Property Description

PARCEL

Beginning at the West Quarter Corner of Section 1, Township 43 South, Range 15 West, Salt Lake Base and Meridian, and running thence N 0°59'39" E 361.64 feet along the West Section Line of said Section; thence S 89°23'42" E 1322.76 feet to a point on the 1/16th line; thence S 1°05'31" W 907.24 feet along said 1/16th line; thence N 89°01'12" W 1321.72 feet to the West Line of said Section; thence N 1°03'08" E 536.94 feet along said West Line; to the point of beginning.

Less and excepting anything that falls within the right of way of Washington Fields Road, Entry No. 20110004479, recorded and on file at Washington County Recorder's Office, State of Utah.

Contains 25.2 acres more or less

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: January 27, 2016

ACTION REQUESTED: Z-16-02 - A request to rezone approximately 0.958 acres located at approximately 190 West 300 North, from the current Single-Family Residential - 6,000 sq. ft. min. (R-1-6) zoning to a proposed Planned Unit Development (PUD) zoning designation.

APPLICANT: Jim Price

OWNER: Randy Mortensen

ENGINEER: ProValue Engineering

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval

Background

The applicant is requesting approval to change the zoning of approximately 0.958 acres, located approximately at 190 West 300 North. The requested change is from the current zoning of Single-Family Residential - 6,000 sq. ft. min. (R-1-6) to a proposed Planned Unit Development (PUD) zoning designation. The (PUD) request is for the purpose developing the parcel into a multi-family townhome/apartment project.

The General Plan Land Use Designation for this location is Medium High Density Residential (MHD), which carries a 7 - 12 dwelling unit per acre density ratio. The proposed project would have an 8.35 dwelling unit per acre ratio, well within the General Plan stated density. The surrounding zoning to this parcel is R-1-6 to the west and south, Mobile Home Park (MH) to the east, and Interstate-15 to the north.

This parcel recently applied for the R-3 (Multi-family Residential) zoning designation and was denied, it was mentioned that a PUD may be a better possibility. So the applicant is back with this proposal.

Staff has reviewed the requested zone change and finds it to conform to the General Plan and the Zoning Ordinance. The Planning Commission reviewed this request at their January 6, 2016 meeting.

Recommendation

The Planning Commission unanimously recommended approval of Z-16-02, for the zone change request from Single-Family Residential - 6,000 sq. ft. min. (R-1-6), to the proposed Planned Unit Development (PUD), to the City Council, based on the following findings and conditions.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The the utilities that will be necessary for this type of development will be readily accessible to the site.

Conditions

1. The project shall conform to the standards of the PUD Zone.
2. A traffic study shall be submitted for review and approval prior to submitting building permit applications.
3. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to site development. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
4. The side and rear elevations of the buildings shall be similar to the front elevation as shown on the submittals, and roof mounted equipment shall not be allowed.
5. Details for dumpster screening methods shall be submitted for review and approval with the building permit applications.
6. Detailed landscape and irrigation plans shall be submitted for review and approval prior to building permit applications and shall conform to the approved conceptual plan. The developer shall install the landscaping and irrigation infrastructure prior to the occupancy of any unit.
7. Details for the required perimeter block walls shall be submitted for review and approval with the site development plan approvals.
8. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.

9. All landscaping, walls and other structures shall meet sight distance requirements.
10. All detention areas shall be landscaped and all detention, landscaped common areas and open space areas shall be maintained by the HOA and/or property owner(s).

~~Commissioner Smith opened the public hearing.
No response.
Commissioner Hernie motioned to close the public hearing.
Commissioner Papa seconded the motion.
Motion passed unanimously.~~

~~Commissioner Papa motioned to recommend approval to City Council with the recommendation and findings of staff including the C-2 portion of the request.
Commissioner Henrie seconded the motion.
Motion passed unanimously.~~

- B. Public Hearing for consideration and recommendation to City Council a Zone Change request Z-16-02 to change from R-1-6 (Single Family Residential minimum 6,000 sq ft lots to PUD (Planned Unit Development) located at approximately 190 West 300 North. Applicant: Jim Price

Background

Drew Ellerman stated the applicant is requesting approval to change the zoning of approximately 0.958 acres, located approximately at 190 West 300 North. The requested change is from the current zoning of Single-Family Residential - 6,000 sq. ft. min. (R-1-6) to a proposed Planned Unit Development (PUD) zoning designation. The (PUD) request is for the purpose developing the parcel into a multi-family townhome/apartment project.

The General Plan Land Use Designation for this location is Medium High Density Residential (MHD), which carries a 7 - 12 dwelling unit per acre density ratio. The proposed project would have an 8.35 dwelling unit per acre ratio, well within the General Plan stated density. The surrounding zoning to this parcel is R-1-6 to the west and south, Mobile Home Park (MH) to the east, and Interstate-15 to the north.

This parcel recently applied for the R-3 (Multi-family Residential) zoning designation and was denied, it was mentioned that a PUD may be more of a possibility. So the applicant is back with this proposal.

Staff has reviewed the requested zone change and finds it to conform to the General Plan and the Zoning Ordinance.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-16-02, for the zone change request from Single-Family Residential - 6,000 sq. ft. min. (R-1-6), to the proposed Planned Unit Development (PUD), to the City Council, based on the following findings.

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.

2. The utilities that will be necessary for this type of development will be readily accessible to the site.

Commissioner Smith asked if they are single car garages.

Mr. Ellerman answered yes.

Commissioner Henrie asked about the materials.

Mr. Ellerman stated stucco and tile roofing.

Commissioner Hardman asked about the surrounding area and if there are homes already there.

Mr. Ellerman showed on the overhead the surrounding area.

Commissioner Henrie asked what is to the left of this parcel.

Mr. Ellerman stated there are three homes.

Commissioner Papa asked about the drainage.

Mr. Ellerman explained that is why there is so much green. This was at one time the Silverado Condo and was approved as Condos but they didn't continue with the recording and it was expensive to do the sprinkling system. There are drainage issues and that is going to be addressed.

Commissioner Papa stated he thought there had been issues with drainage before.

Commissioner Shepherd asked if with a PUD are they approving the design, colors and materials.

Mr. Ellerman stated what is presented tonight is what is approved.

Commissioner Shepherd asked if they could request something different.

Mr. Ellerman stated they could ask the applicant. That is what is great about PUD's they are custom and can be changed.

Commissioner Shepherd asked if the building looks different from the original design.

Mr. Ellerman stated it is different from the condos. One of the reasons is that the condos would require a sprinkling system and that was too expensive.

Commissioner Shepherd asked if they added the park as one of the PUD requirements.

Mr. Ellerman answered yes.

Commissioner Hardman asked what the PUD ordinance requirements are.

Mr. Ellerman stated when he reviews a request he has to make sure all the requirements are met before he presents it to the Planning Commission and City Council.

Commissioner Smith asked if they are also to approve the landscaping.

Mr. Ellerman stated yes and with a PUD there is more ability to approve the elevations and with a R-3 you don't approve the elevations. He stated they have to build within the 18 months or it will expire and would turn back to the original zone.

Commissioner Shepherd asked the applicant about the materials and color.

Jim Price showed samples of the materials and the colors.

Commissioner Shepherd asked about the materials of the posts.

Mr. Price stated brown stucco around the porch posts.

Commissioner Shepherd stated she voted for it the last time so she didn't have a problem with the density. She would like to know more about the elevations because it is too basic on the elevations with a higher density.

Mr. Price stated the units are about 1,500 sq foot and that limits them because of the drainage area.

Commissioner Shepherd asked if they would be willing to make some changes.

Mr. Price stated they would be willing to add some rock.

Randy Mortenson owner of the property stated he would change the elevations for the front porches. He stated landscaping would change the appearance as well. There are some of the trees to the west that will remain and to the northeast.

Commissioner Henrie asked if there would be a wall.

Mr. Mortensen stated to the west side that is where the water is. Next to the mobile homes the owner said he would go in on the wall and that is the only area that a wall would be needed, that is yet to be determine.

Commissioner Henrie stated it is an eye sore right now and he appreciates their efforts.

Mr. Mortenson stated they have to do the improvements and there are garages and extra parking so there isn't parking on the street.

Commissioner Smith asked the width of the street

Karl Rasmussen stated it is a 24 feet road.

Mr. Price stated comments from City Council were parking and they have added extra parking.

Commissioner Hardman asked if there would be CC&Rs to address parking.

Mr. Mortenson stated with a PUD they have to do CC&Rs.

Commissioner Smith asked if they would be requiring them to park in the garage and not use the garages for storage.

Mr. Mortenson answered no.

Commissioner Henrie asked if they would do a little rock to make it look better.

Mr. Mortenson stated they could.

Commissioner Shepherd stated she likes the shutter idea.

Mr. Mortenson stated they could. He stated they would make it look better with some rock.

Commissioner Shepherd asked if they could make some recommendations before City Council.

Mr. Mortenson answered they would be good with that.

Commissioner Shepherd suggested they do something to the windows to add to the appearance.

Commissioner Papa asked if there is a street light in that area.

Mr. Ellerman stated there would have to be a streetlight.

Commissioner Shepherd stated the south elevation is seen from the street.

Mr. Price stated they could do some wanes coating.

Commissioner Henrie stated he thinks it looks better with the rock.

Commissioner Smith opened the public hearing.

Henry Mendoza stated he owns the mobile home park. He asked about the old trees.

Commissioner Smith stated they indicated they would try to keep as many of the trees as possible.

Commissioner Shepherd motioned to close the public hearing.
Commissioner Papa seconded the motion.
Motion passed unanimously.

Mr. Price stated they would try to keep some of the trees.

Commissioner Papa asked about the curb and gutter.

Mr. Mortenson stated they would have to do the curb and gutter to the existing street.

Commissioner Papa stated the existing home might not have curb and gutter.

Commissioner Papa motioned to recommend approval to City Council with the findings and recommendation of staff with the additional elevation changes before City Council Meeting.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

7. GENERAL PLAN AMENDMENT

- A. Public Hearing for consideration and recommendation to City Council for a General Plan Amendment G-16-01 request to amend Southern portion of W-5-2-26-1403 and parcels W-5-2-26-13011 and W-5-2-26-1302 from LD Low Density to C-1 Community Commercial located at approximately 2000 South Washington Fields Road. Applicant is Washington City.

Background

Drew Ellerman stated the applicant is seeking to amend the General Plan Land Use Map in the area located at the northwest corner of 2000 South and Washington Fields Road. The requested area covers approximately 34(+/-) acres. The current Land Use designation is Low Density Residential (LD). The requested change is to the Community Commercial (CCOM) General Plan Land Use Designation, as shown in the exhibit attached to this report.

The request to amend these parcels, is for possible future commercial development in the area.

The current surrounding General Plan Land Use designations are Low Density Residential to the south, east and west, also including Civic to the east (the two LDS Chapels), and Open Space to the north. Staff has reviewed the request and has no concerns with this proposal.

Recommendation

Staff recommends that the Planning Commission recommend approval of G-16-01 to amend the General Plan Land Use Map as outlined above, to the City Council.

Commissioner Smith stated for the benefit for the citizen present could Mr. Ellerman show the General Plan and what the definition is for Community Commercial.

[illegible]

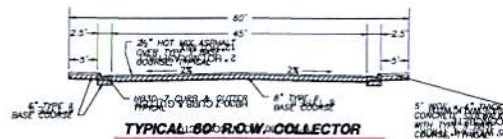
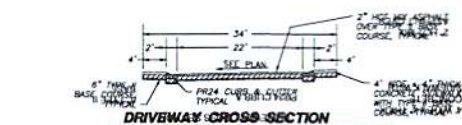
LOCATED IN SECTION 14, TOWNSHIP 42 SOUTH,
RANGE 15 WEST OF THE SALT LAKE BASE AND
MERIDIAN IN THE CITY OF WASHINGTON,
WASHINGTON COUNTY, UTAH



- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- SECTION LINE
- EXISTING EASEMENT
- ⚡ SECTION CORNER AS DESCRIBED
- S.T. PROWELL ENGINEERING HELM & CAP
P.L.S. #4258769
- ⚡ FOUND CENTERLINE MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- (DD) DD RECORD BEARING ON DISTANCE
- OPEN SPACE AREA



PROPERTY IS 0.98 ACRES



PROJECT ENGINEER
PROVALLE ENGINEERING
KARL B. RASMUSSEN
20 SOUTH 850 WEST, #1
HERRINGDALE, UTAH 84737
(435)668-8307

[illegible]

GEOTECHNICAL ENGINEER:
AGEC
ARNOLD DECASTRO
158 W. 1800 S.
ST. GEORGE, UTAH 84770
(435) 873-6850

DEVELOPER
VERNAL/ CONTRACTORS, LLC
JIM PRICE
2403 SOUTH 2100 EAST
ST. GEORGE, UTAH 84790
(435) 229-1748

[illegible]

PROVALUE ENGINEERING, INC.
Engineers • Load Engineers • Load Monitors
16000 16th Street, Suite 1
Northridge, CA 91321
Phone: (818) 701-2122 • Fax: (818) 701-2122
Web: <http://www.provalue.com>



ZONE CHANGE FOR:
SILVERADO

LOCATED ON HIGH BEARS ABOVE NORTH SADDLESTONE UT 284

DATE: AUG 28 2008

JOB NO.

8-0007 HQ

1









ORDINANCE NO. 2015-XX

**AN ORDINANCE AMENDING THE ZONING
DESIGNATION OF WASHINGTON CITY, UTAH**

WHEREAS, the Washington City Community Development Department has recommended the following Zone Change be adopted; and

WHEREAS, the Planning Commission, pursuant to applicable notice requirements, conducted a public hearing on January 6, 2016, which public hearing was closed, for the purpose of considering the proposed Zone Change and the making of formal recommendation to the City Council; and

WHEREAS, the City Council, pursuant to applicable notice requirement, conducted a public hearing on January 27, 2016; and

WHEREAS, the City Council has reviewed this amendment and determined that it is in the best interest of the public and promotes the health, safety and general welfare of the community; and

WHEREAS, the City Council of Washington City, Utah, desires to amend the Official Zoning Map of Washington City, and

BE IT ORDAINED BY THE CITY COUNCIL OF WASHINGTON CITY, UTAH, that the following described property is hereby amended by Zone Change from R-1-6 (Single Family Residential, 6,000 sq. ft. lots) to PUD (Planned Unit Development) Zone for Application **Z-16-02**. Said property is located at approximately 190 West 300 North, and more particularly described as follows:

Parcel ID:

Parcel ID and Detailed Legal Description in Exhibit A.

PASSED AND ORDERED POSTED on this 27th day of January 2016.

Washington City

Kenneth F. Neilson, Mayor

Attest:

Danice B. Bulloch, CMC
City Recorder

Exhibit A

Property Description

PARCEL

BEGINNING AT A POINT BEING S89°56'30"W, 37.00 FEET ALONG THE EXTENSION OF THE SOUTHERN LINE OF BLOCK 44 FROM THE SOUTHWEST CORNER OF LOT 2, BLOCK 44, WASHINGTON TOWN RE-SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AT THE WASHINGTON COUNTY RECORDER'S OFFICE, AND RUNNING THENCE N00°18'00"E, 96.26 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE-15; THENCE N67°43'36"E, 40.07 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE N50°37'50"E, 139.37 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE N89°50'53"E, 91.14 FEET TO THE NORTHEAST CORNER OF LOT 2; THENCE S00°15'30"W, 211.11 FEET ALONG AND PAST THE BLOCK LINE; THENCE S89°56'30"W, 181.11 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET, AND A CENTRAL ANGLE OF 39°57'43"; THENCE WESTERLY ALONG SAID CURVE, 59.28 FEET; THENCE N00°18'00"E, 31.10

FEET TO THE POINT OF BEGINNING. CONTAINING 0.96 ACRES.

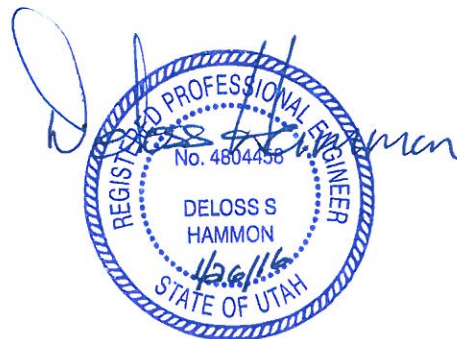


ALLIANCE CONSULTING
A Planning and Engineering Firm

Bid Tabulation Summary
Boilers Storm Drain Extension

Project: **Boilers Storm Drain Extension**
Project No: **4423-15**
Bid Opening: **January 26, 2016 11:00 am at City of Washington Public Works**

Contractor	Acknowledge Addendum 1	Bid Bond	Contractors License	Bid Schedule Total
Precision Pipeline, Inc	X	X	X	\$193,258.91
Acera Development	X	X	X	\$220,118.80
Feller Enterprises LLC	X	X	X	\$226,607.50
JP Excavation Inc.	X	X	X	\$253,670.00
Interstate Rock Products, Inc.	X	X	X	\$253,484.25
Progressive Contracting, Inc.	X	X	X	\$258,139.68
Desert Hills Construction	X	X	X	\$260,562.50
Barton Excavating Inc.	X	X	X	\$271,356.95
Mesquite General Contracting Inc.	X	X	X	\$369,383.00



BID TABULATION Washington City - Boilers Storm Drain Extension
 PREPARED BY Alliance Consulting
 PROJECT NO 4423-15
 CLOSING DATE 01-26-2016



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WASHINGTON CITY
 BOILERS STORM DRAIN EXTENSION

No.	Item	Unit	Quantity	Engineers Estimate		Precision Pipeline Inc.		Acera Development		Feller Enterprises, LLC	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	LS	1	\$35,000.00	\$35,000.00	\$10,000.00	\$10,000.00	\$4,000.00	\$4,000.00	\$15,000.00	\$15,000.00
2	Traffic Control	LS	1	\$2,000.00	\$2,000.00	\$500.00	\$500.00	\$500.00	\$500.00	\$1,500.00	\$1,500.00
3	Dust Control	LS	1	\$6,500.00	\$6,500.00	\$500.00	\$500.00	\$3,700.00	\$3,700.00	\$10,000.00	\$10,000.00
4	Clear & Grub	LS	1	\$1,200.00	\$1,200.00	\$3,756.78	\$3,756.78	\$2,002.50	\$2,002.50	\$2,500.00	\$2,500.00
5	Pre-Construction Condition/SWPPP Documentations	LS	1	\$2,500.00	\$2,500.00	\$2,000.00	\$2,000.00	\$7,900.00	\$7,900.00	\$2,500.00	\$2,500.00
6	Ground Water & Surface Water Mitigation with Soil Stabilization	LS	1	\$5,000.00	\$5,000.00	\$5,063.65	\$5,063.65	\$5,445.00	\$5,445.00	\$5,000.00	\$5,000.00
7	Earthwork/Rework/Materials (Approximately 1,735 cu.yd.)	LS	1	\$7,807.50	\$7,807.50	\$3,700.00	\$3,700.00	\$15,615.00	\$15,615.00	\$8,675.00	\$8,675.00
8	Remove existing RCP Culvert	LS	1	\$1,500.00	\$1,500.00	\$500.00	\$500.00	\$600.00	\$600.00	\$1,500.00	\$1,500.00
9	Remove Existing Inlet Box Structure	LS	1	\$1,000.00	\$1,000.00	\$500.00	\$500.00	\$600.00	\$600.00	\$1,500.00	\$1,500.00
10	Cut and remove Existing Storm Drain Pipe (Approx 38') Clean Debris from Remaining Existing Pipe	LS	1	\$1,700.00	\$1,700.00	\$800.00	\$800.00	\$1,300.00	\$1,300.00	\$2,000.00	\$2,000.00
11	Single Inlet Box 36"x48" with Top Grate	Each	1	\$3,500.00	\$3,500.00	\$2,959.01	\$2,959.01	\$2,523.42	\$2,523.42	\$4,000.00	\$4,000.00
12	108" Dia Storm Manhole (or Box Structure)	Each	1	\$11,500.00	\$11,500.00	\$6,457.64	\$6,457.64	\$4,591.95	\$4,591.95	\$8,000.00	\$8,000.00
13	48" Dia Storm Manhole	Each	1	\$4,800.00	\$4,800.00	\$3,080.73	\$3,080.73	\$1,692.93	\$1,692.93	\$3,500.00	\$3,500.00
14	60" RCP Pipe	LN.FT.	430	\$180.00	\$77,400.00	\$183.87	\$79,064.10	\$161.50	\$69,445.00	\$175.00	\$75,250.00
15	60" RCP Pipe Bends 30 deg	Each	2	\$4,500.00	\$9,000.00	\$5,600.82	\$11,201.64	\$5,254.50	\$10,509.00	\$6,000.00	\$12,000.00
16	60" RCP Pipe Bends 25 deg	Each	1	\$4,500.00	\$4,500.00	\$5,600.82	\$5,600.82	\$5,254.50	\$5,254.50	\$6,000.00	\$6,000.00
17	60" RCP Pipe Bends 11.25 deg	Each	1	\$4,500.00	\$4,500.00	\$5,600.82	\$5,600.82	\$5,254.50	\$5,254.50	\$6,000.00	\$6,000.00
18	24" HDPE Storm Drain Pipe	LN.FT.	565	\$32.00	\$18,080.00	\$43.23	\$24,424.95	\$50.01	\$28,255.65	\$65.00	\$36,725.00
19	Pre Cast 60 deg Wing Wall	LS	1	\$7,500.00	\$7,500.00	\$4,318.14	\$4,318.14	\$2,542.50	\$2,542.50	\$5,000.00	\$5,000.00
20	24" D50 Rip-Rap with Filter Fabric and Grout	SQ.FT.	1,085	\$6.50	\$7,052.50	\$10.73	\$11,642.05	\$27.18	\$29,490.30	\$8.50	\$9,222.50
21	14" D50 Rip-Rap with Filter Fabric and Grout	SQ.FT.	495	\$6.00	\$2,970.00	\$8.18	\$4,049.10	\$30.10	\$14,899.50	\$8.50	\$4,207.50
22	Concrete Encasement	LS	1	\$500.00	\$500.00	\$1,000.00	\$1,000.00	\$1,200.00	\$1,200.00	\$500.00	\$500.00
23	Orange Construction Fence	LN.FT.	635	\$4.00	\$2,540.00	\$1.84	\$1,168.40	\$1.35	\$857.25	\$2.50	\$1,587.50
24	18" Fiber Rolls Wattles	LN.FT.	40	\$5.50	\$220.00	\$12.68	\$507.20	\$8.00	\$320.00	\$3.50	\$140.00
25	Rock Tracking Pad	LS	1	\$1,500.00	\$1,500.00	\$1,730.78	\$1,730.78	\$700.00	\$700.00	\$1,500.00	\$1,500.00
26	Rock Check Dams	Each	5	\$800.00	\$4,000.00	\$364.54	\$1,822.70	\$55.00	\$275.00	\$300.00	\$1,500.00
27	Silt Fence	LN.FT.	520	\$2.10	\$1,092.00	\$2.52	\$1,310.40	\$1.24	\$644.80	\$2.50	\$1,300.00
TOTAL					\$224,862.00		\$193,258.91		\$220,118.80		\$226,607.50



BID TABULATION Washington City - Boilers Storm Drain Extension
PREPARED BY Alliance Consulting
PROJECT NO 4423-15
CLOSING DATE 01-26-2016

**WASHINGTON CITY
BOILERS STORM DRAIN EXTENSION**

No.	Item	Unit	Quantity	JP Excavating Inc.		Interstate Rock Products, Inc.		Progressive Contracting, Inc		Desert Hills Construction	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	LS	1	\$23,000.00	\$23,000.00	\$9,400.00	\$9,400.00	\$15,345.00	\$15,345.00	\$26,000.00	\$26,000.00
2	Traffic Control	LS	1	\$2,000.00	\$2,000.00	\$800.00	\$800.00	\$3,520.00	\$3,520.00	\$500.00	\$500.00
3	Dust Control	LS	1	\$2,000.00	\$2,000.00	\$2,860.00	\$2,860.00	\$4,290.00	\$4,290.00	\$3,000.00	\$3,000.00
4	Clear & Grub	LS	1	\$6,500.00	\$6,500.00	\$2,840.00	\$2,840.00	\$2,420.00	\$2,420.00	\$3,500.00	\$3,500.00
5	Pre-Construction Condition/SWPPP Documentations	LS	1	\$350.00	\$350.00	\$830.00	\$830.00	\$4,565.00	\$4,565.00	\$1,600.00	\$1,600.00
6	Ground Water & Surface Water Mitigation with Soil Stabilization	LS	1	\$15,000.00	\$15,000.00	\$14,100.00	\$14,100.00	\$7,700.00	\$7,700.00	\$5,500.00	\$5,500.00
7	Earthwork/Rework/Materials (Approximately 1,735 cu.yd.)	LS	1	\$8,500.00	\$8,500.00	\$14,760.00	\$14,760.00	\$5,720.00	\$5,720.00	\$11,400.00	\$11,400.00
8	Remove existing RCP Culvert	LS	1	\$1,000.00	\$1,000.00	\$494.00	\$494.00	\$440.00	\$440.00	\$3,000.00	\$3,000.00
9	Remove Existing Inlet Box Structure	LS	1	\$400.00	\$400.00	\$659.00	\$659.00	\$440.00	\$440.00	\$750.00	\$750.00
10	Cut and remove Existing Storm Drain Pipe (Approx 38') Clean Debris from Remaining Existing Pipe	LS	1	\$3,500.00	\$3,500.00	\$2,989.00	\$2,989.00	\$2,200.00	\$2,200.00	\$5,600.00	\$5,600.00
11	Single Inlet Box 36"x48" with Top Grate	Each	1	\$3,000.00	\$3,000.00	\$2,718.00	\$2,718.00	\$2,583.96	\$2,583.96	\$3,750.00	\$3,750.00
12	108" Dia Storm Manhole (or Box Structure)	Each	1	\$6,500.00	\$6,500.00	\$6,580.00	\$6,580.00	\$6,399.41	\$6,399.41	\$7,900.00	\$7,900.00
13	48" Dia Storm Manhole	Each	1	\$2,700.00	\$2,700.00	\$2,460.00	\$2,460.00	\$2,464.56	\$2,464.56	\$2,300.00	\$2,300.00
14	60" RCP Pipe	LN.FT.	430	\$205.00	\$88,150.00	\$240.00	\$103,200.00	\$283.86	\$122,059.80	\$214.00	\$92,020.00
15	60" RCP Pipe Bends 30 deg	Each	2	\$6,500.00	\$13,000.00	\$6,083.00	\$12,166.00	\$5,984.69	\$11,969.38	\$9,900.00	\$19,800.00
16	60" RCP Pipe Bends 25 deg	Each	1	\$6,500.00	\$6,500.00	\$6,083.00	\$6,083.00	\$5,984.69	\$5,984.69	\$5,250.00	\$5,250.00
17	60" RCP Pipe Bends 11.25 deg	Each	1	\$6,500.00	\$6,500.00	\$6,083.00	\$6,083.00	\$5,984.69	\$5,984.69	\$5,250.00	\$5,250.00
18	24" HDPE Storm Drain Pipe	LN.FT.	565	\$40.00	\$22,600.00	\$62.65	\$35,397.25	\$52.56	\$29,696.40	\$37.00	\$20,905.00
19	Pre Cast 60 deg Wing Wall	LS	1	\$6,000.00	\$6,000.00	\$3,228.00	\$3,228.00	\$4,279.69	\$4,279.69	\$5,350.00	\$5,350.00
20	24" D50 Rip-Rap with Filter Fabric and Grout	SQ.FT.	1,085	\$17.00	\$18,445.00	\$13.45	\$14,593.25	\$7.12	\$7,725.20	\$11.00	\$11,935.00
21	14" D50 Rip-Rap with Filter Fabric and Grout	SQ.FT.	495	\$17.00	\$8,415.00	\$9.45	\$4,677.75	\$7.12	\$3,524.40	\$11.00	\$5,445.00
22	Concrete Encasement	LS	1	\$5,000.00	\$5,000.00	\$752.00	\$752.00	\$1,320.00	\$1,320.00	\$13,710.00	\$13,710.00
23	Orange Construction Fence	LN.FT.	635	\$2.00	\$1,270.00	\$2.20	\$1,397.00	\$3.30	\$2,095.50	\$2.50	\$1,587.50
24	18" Fiber Rolls Wattles	LN.FT.	40	\$11.00	\$440.00	\$13.30	\$532.00	\$8.80	\$352.00	\$18.00	\$720.00
25	Rock Tracking Pad	LS	1	\$1,000.00	\$1,000.00	\$1,540.00	\$1,540.00	\$1,650.00	\$1,650.00	\$2,000.00	\$2,000.00
26	Rock Check Dams	Each	5	\$120.00	\$600.00	\$183.00	\$915.00	\$110.00	\$550.00	\$150.00	\$750.00
27	Silt Fence	LN.FT.	520	\$2.50	\$1,300.00	\$2.75	\$1,430.00	\$5.50	\$2,860.00	\$2.00	\$1,040.00
TOTAL					\$253,670.00		\$253,484.25		\$258,139.68		\$260,562.50

BID TABULATION Washington City - Boilers Storm Drain Extension
 PREPARED BY Alliance Consulting
 PROJECT NO 4423-15
 CLOSING DATE 01-26-2016



WASHINGTON CITY
 BOILERS STORM DRAIN EXTENSION

No.	Item	Unit	Quantity	Barton Excavating Inc.		Mesquite General Contracting Inc.	
				Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	LS	1	\$28,000.00	\$28,000.00	\$20,000.00	\$20,000.00
2	Traffic Control	LS	1	\$2,000.00	\$2,000.00	\$1,680.00	\$1,680.00
3	Dust Control	LS	1	\$2,000.00	\$2,000.00	\$6,050.00	\$6,050.00
4	Clear & Grub	LS	1	\$2,000.00	\$2,000.00	\$8,065.00	\$8,065.00
5	Pre-Construction Condition/SWPPP Documentations	LS	1	\$3,000.00	\$3,000.00	\$2,240.00	\$2,240.00
6	Ground Water & Surface Water Mitigation with Soil Stabilization	LS	1	\$5,000.00	\$5,000.00	\$40,675.00	\$40,675.00
7	Earthwork/Rework/Materials (Approximately 1,735 cu.yd.)	LS	1	\$30,000.00	\$30,000.00	\$8,960.00	\$8,960.00
8	Remove existing RCP Culvert	LS	1	\$1,000.00	\$1,000.00	\$865.00	\$865.00
9	Remove Existing Inlet Box Structure	LS	1	\$500.00	\$500.00	\$865.00	\$865.00
10	Cut and remove Existing Storm Drain Pipe (Approx 38') Clean Debris from Remaining Existing Pipe	LS	1	\$5,000.00	\$5,000.00	\$5,020.00	\$5,020.00
11	Single Inlet Box 36"x48" with Top Grate	Each	1	\$4,000.00	\$4,000.00	\$3,640.00	\$3,640.00
12	108" Dia Storm Manhole (or Box Structure)	Each	1	\$7,600.00	\$7,600.00	\$9,095.00	\$9,095.00
13	48" Dia Storm Manhole	Each	1	\$3,000.00	\$3,000.00	\$3,195.00	\$3,195.00
14	60" RCP Pipe	LN.FT.	430	\$184.00	\$79,120.00	\$327.00	\$140,610.00
15	60" RCP Pipe Bends 30 deg	Each	2	\$5,720.00	\$11,440.00	\$7,700.00	\$15,400.00
16	60" RCP Pipe Bends 25 deg	Each	1	\$5,720.00	\$5,720.00	\$7,700.00	\$7,700.00
17	60" RCP Pipe Bends 11.25 deg	Each	1	\$5,720.00	\$5,720.00	\$7,700.00	\$7,700.00
18	24" HDPE Storm Drain Pipe	LN.FT.	565	\$64.00	\$36,160.00	\$74.65	\$42,177.25
19	Pre Cast 60 deg Wing Wall	LS	1	\$5,600.00	\$5,600.00	\$5,580.00	\$5,580.00
20	24" D50 Rip-Rap with Filter Fabric and Grout	SQ.FT.	1,085	\$16.00	\$17,360.00	\$19.95	\$21,645.75
21	14" D50 Rip-Rap with Filter Fabric and Grout	SQ.FT.	495	\$16.00	\$7,920.00	\$15.65	\$7,746.75
22	Concrete Encasement	LS	1	\$1,000.00	\$1,000.00	\$1,680.00	\$1,680.00
23	Orange Construction Fence	LN.FT.	635	\$3.25	\$2,063.75	\$2.55	\$1,619.25
24	18" Fiber Rolls Wattles	LN.FT.	40	\$10.00	\$400.00	\$9.55	\$382.00
25	Rock Tracking Pad	LS	1	\$2,000.00	\$2,000.00	\$2,688.00	\$2,688.00
26	Rock Check Dams	Each	5	\$500.00	\$2,500.00	\$410.00	\$2,050.00
27	Silt Fence	LN.FT.	520	\$2.41	\$1,253.20	\$3.95	\$2,054.00
TOTAL				\$271,356.95		\$369,383.00	